Early Warning System

EBRD-56539

NEPI Rockcastle green loan EUR 250 million

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Quick Facts

Countries	Bulgaria, Hungary, Poland, Romania
Financial Institutions	European Bank for Reconstruction and Development (EBRD)
Status	Approved
Bank Risk Rating	B
Voting Date	2026-05-14
Borrower	NE Property BV
Sectors	Construction, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	$ 291.55 million
Project Cost (USD)	$ 291.55 million

Project Description

According to the Bank’s website, EBRD extended an 8-year, senior, unsecured bilateral green loan of EUR 250 million to NE Property BV to finance eligible green projects, with a focus on sustainability upgrades and expansion of existing green retail buildings and sustainable new developments of primarily retail assets, in the Bank's Countries of Operations ("COOs") in Central, Southern and Eastern Europe ("CSEE") particularly in Romania, Bulgaria, Poland and Hungary.

The loan will finance eligible green projects as defined under NEPI Rockcastle's existing Green Finance Framework, that is aligned with ICMA Green Bond Principles and LMA Green Loan Principles as confirmed by a Second Party Opinion from ISS Corporate Solutions.

Early Warning System Project Analysis

Categorised B (2024 ESP). The loan will be used to fund eligible green projects in the Bank's COOs in CSEE, excluding Czech Republic, with a focus on sustainability upgrades and expansion of existing green retail buildings, sustainable new developments of primarily retail assets and their associated green building capex.

Investment Description

- European Bank for Reconstruction and Development (EBRD)

An 8-year, senior, unsecured bilateral green loan of EUR 250 million.
Total project cost: EUR 250 million

Private Actors Description

NE Property BV is a private company with limited liability incorporated in The Netherlands which serves as the Group's principal financing and treasury entity and owns the locally incorporated special purpose companies holding individual assets in the portfolio. The Borrower is wholly owned by NEPI Rockcastle N.V. ("NEPI Rockcastle" or the "Guarantor"), a public company limited by shares incorporated in the Netherlands. NEPI Rockcastle is the CSEE's leading retail property investment and development group and was formed in July 2017 as a result of a merger of two significant real estate investors and operators in the CSEE, New Europe Property Investments and Rockcastle Global Real Estate.

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	NE Property BV	Client	-

Contact Information

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ACCESS TO INFORMATION

You can request information by emailing: accessinfo@ebrd.com or by using this electronic form: https://www.ebrd.com/eform/information-request

ACCOUNTABILITY MECHANISM OF EBRD

The Project Complaint Mechanism (PCM) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an European Bank for Reconstruction and Development (EBRD)-financed project. If you submit a complaint to the PCM, it may assess compliance with EBRD's own policies and procedures to prevent harm to the environment or communities or it may assist you in resolving the problem that led to the complaint through a dialogue with those implementing the project. Additionally, the PCM has the authority to recommend a project be suspended in the event that harm is imminent.

You can contact the PCM at: pcm@ebrd.com or you can submit a complaint online using an online form at: http://www.ebrd.com/eform/pcm/complaint_form?language=en

You can learn more about the PCM and how to file a complaint at: http://www.ebrd.com/work-with-us/project-finance/project-complaint-mechanism.html

Bank Documents

- PSD Translation (Bulgarian)
- PSD Translation (Romanian)